

3/06/06 - Monday, March 6, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of March 6, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Waedt, Duax, FitzGerald, Kaiser, Larson, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. **PRESENTATION " Laura Jensen**

A plaque was presented to Laura Jensen for her years of service to the Plan Commission.

2. **CONDITIONAL USE PERMIT (CZ-0603) " Banner Signs, Ken Vance Auto, Hwy. 93**

and

CONDITIONAL USE PERMIT (CZ-0606) " Banner Signs, Ken Vance Car City,

Lorch Avenue

Ken Vance Motors has submitted two conditional use permit requests, both to allow display banners to>

Susan Ashley and Jason Vance, representing Ken Vance Motors, Inc., stated that most customers drive through the site on weekends and it is difficult for them to find used cars and it would be more efficient to allow the banners and make it more customer-friendly and guide the customer through the lot with banners>

Ms. Ashley stated that she is willing to compromise to get some sort of signage on the lots. Mr. Vance also reiterated his willingness to compromise to get signs up to>

No one appeared in opposition.

Mr. Vande Loo moved to postpone consideration of CZ-0603, giving the applicants more time to propose banners which meet the ordinance in size and provide appropriate spacing and setbacks. Mr. Waedt seconded and the motion carried.

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Mr. Duax moved to postpone CZ-0606 to give the applicants more time to prepare a request which meets ordinance. Mr. FitzGerald seconded and the motion carried.

3. **CONDITIONAL USE PERMIT (CZ-0604) " Home Occupation, 1521 Greenfield Drive**

Krystal Hunt has submitted a request to allow a home occupation consisting of a hair salon at her residence at 1521 Greenfield Drive. The home occupation will be conducted in a room in the basement and is a one-person salon. Parking is available in the driveway. No one appeared in opposition.

Mr. Waedt moved to approve the request. Mr. Duax seconded and the motion carried.

4. **CONDITIONAL USE PERMIT (CZ-0605) " Home Occupation, 2719 Beverly**

Hills Drive

Melinda Sutton has submitted a request to allow a home occupation consisting of a hair salon at 2719 Beverly Hills Drive. The business will be conducted in a 144 sq. ft. room within the residence and is a one-person hair salon. No one appeared in opposition.

Mr. Duax moved to approve the request. Mr. Waedt seconded and the motion carried.

5. **PRELIMINARY CONDO PLAT (P-02-06) " Melby Street Storage**

and

SITE PLAN (SP-0604) " Melby Street Storage facility

Kramer Land Design Studio has submitted a site plan and a preliminary condo plat for Melby Street Storage Condominiums located at the

southeast corner of Melby Street and White Avenue. The site plan shows 9 buildings, with a total of 29 storage units. Parking for each of the units is limited to 2 or 3 stalls for each unit. Landscaping and drainage is provided. Signs will be limited to the main storage facility business only.

Scott Erickson and Mark Erickson appeared in support. Scott Erickson noted that there are similar facilities in other large Wisconsin cities. The Wisconsin Building Code handles fire safety issues when each unit is built.

Mr. Vande Loo moved to approve the site plan and the preliminary condo plat, with the eight conditions attached to the staff report, and amending the first condition to read The use of this facility is limited to storage uses including those as further described in the document submitted February 17, 2006. Mr. Kaiser seconded and the motion carried.

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6. DISCUSSION

A. Accessory Buildings (Storage Sheds)

Mr. Tufte presented the results of a staff survey of other Wisconsin communities on how they limit and regulate accessory storage buildings. Most communities either limit the number to one storage building of varying size under 200 sq. ft. or do not limit the number. The commission directed staff to proceed with drafting proposed regulations for storage buildings in residential areas.

B. Comprehensive Plan Work Program

Mr. Tufte reviewed with the Commission a list of tasks from the Comprehensive Plan and the progress for probable completion date of these tasks. Mr. Tufte noted that he wasn't sure of the intent of Task 4.6 concerning the relaxation of regulations. Staff was directed to contact former Citizen members of the Comprehensive Plan concerning this task. The Commission will be updated either quarterly or semi-annually on the progress of the Plan.

MINUTES

The minutes of the meeting of February 20, 2006, were approved.

Fred Waedt

Interim Secretary